

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON WEDNESDAY 31 MAY 2017 AT 7.30PM.

PRESENT

Councillors Jeff Beck (Vice-Chairperson), Jo Day, Lynne Doherty (named substitute), Adrian Edwards, Miles Evans, Kuldip Singh Kang, Andrew Steel, Julian Swift-Hook (named substitute).

In Attendance

Hugh Peacocke, Chief Executive Officer
Margaret Gore, Corporate Services Officer

The Leader, Councillor Adrian Edwards, presided over the election of the Chairperson and Vice-Chairperson.

1. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

It was proposed by Councillor Adrian Edwards and seconded by Councillor Kuldip Singh Kang that Councillor Anthony Pick be elected Chairperson of the Planning & Highways Committee. There were no other nominations.

RESOLVED: That Councillor Anthony Pick be elected as Chairperson of the Planning & Highways Committee for the 2017/2018 Municipal year.

It was proposed by Councillor Miles Evans and seconded by Councillor Lynne Doherty that Councillor Jeff Beck be elected Vice-Chairperson of the Planning & Highways Committee.

It was proposed by Councillor Jo Day and seconded by Councillor Julian Swift-Hook that Councillor John Gardner be elected Vice-Chairperson of the Planning & Highways Committee.

Members voted as follows: Four Members voted in Favour Of Councillor Jeff Beck and three Members voted in favour of Councillor John Gardner. Two Members abstained from the voted resulting in Councillor Jeff Beck being elected Vice-Chairperson.

RESOLVED: That Councillor Jeff Beck be elected Vice-Chairperson of the Planning & Highways Committee for the 2017/2018 Municipal year.

Councillor Jeff Beck presided over the remainder of the meeting.

Councillor Adrian Edwards proposed a vote of thanks to Councillor John Gardener for his service over the past 2 years as vice-chairperson, seconded by Councillor Julian Swift-Hook and unanimously supported.

2. APOLOGIES

Councillors Jeanette Clifford, John Gardner; Dave Goff; Elizabeth O'Keeffe, Anthony Pick and Tony Stretton

3. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Adrian Edwards and Lynne Doherty are also Members of West Berkshire Council, which is declared as a general

interest on their behalf and a dispensation is in place to allow them to partake in discussions relating to West Berkshire Council business.

The Chief Executive Officer also made the following statement on behalf of Councillors Jeff Beck and Adrian Edwards who are Members of West Berkshire Council Planning Committees and Lynne Doherty who is a Substitute Member of West Berkshire Council Planning Committee: "I wish to make it clear that any comments we make tonight are only being made in relation to the formulation of the Town Council's view and is not in any way prejudging the way that we may vote when any application is considered by West Berkshire District Council. At that time, we will weigh up all the evidence."

In considering the following application, Councillor Julian Swift-Hook declared a disclosable pecuniary interest and left the Chamber while the matter was discussed:

17/01096/OUTMAJ (Land To The North Of Pinchington Lane Greenham Thatcham for Rivar Ltd).

In considering the following application, Councillor Jo Day declared a personal interest and took no part in the vote: **17/01267/ADV** (Newbury Baptist Church, Moreton Hall, Cheap Street for Newbury Baptist Church).

In considering the following application, Councillor Julian Swift-Hook declared a personal interest and took no part in the vote: **17/01124/HOUSE** (19 Pyle Hill Newbury for Mr & Mrs Middlemiss).

In considering the following application, Councillor Lynne Doherty declared a prejudicial interest and took no part in the vote: **17/01096/OUTMAJ** (Land To The North Of Pinchington Lane Greenham Thatcham for Rivar Ltd).

In considering agenda item 11, (Schedule of Licensing Applications), Councillor Jeff Beck declared a prejudicial Interest, as a member of West Berkshire District Council's Licensing Committee. The Leader, Councillor Adrian Edwards presided of this item of business.

4. MINUTES

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Miles Evans

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 8 May 2017, be approved and signed by the Chairperson.

5. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

6. MEMBERS' QUESTIONS AND PETITIONS

There were none.

7. SCHEDULE OF PLANNING APPLICATIONS

Resolved that the observations recorded at Appendix 1 to these minutes be submitted to the planning authority.

Due to there being no public present for the planning applications, Item 8 (Public Consultation into improvements at the A339 / Bear Lane Roundabout) was brought forward.

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Adrian Edwards

RESOLVED: That Standing Orders be suspended to allow a member of the public to take part in the discussions.

8. PUBLIC CONSULTATION INTO IMPROVEMENTS AT THE A339 / BEAR LANE ROUNDABOUT

Members received a presentation from Mr Neil Stacey, of West Berkshire Council's Transport & Countryside Department regarding the proposed improvements at the A339 / Bear Lane Roundabout. After a detailed discussion the Vice-Chairperson, Jeff Beck thanked Mr Stacey for his presentation.

PROPOSED: Councillor Adrian Edwards

SECONDED: Councillor Lynne Doherty

RESOLVED: That Standing Orders be reinstated for the remainder of the meeting.

PROPOSED: Councillor Adrian Edwards

SECONDED: Councillor Lynne Doherty

RESOLVED: That CEO forward the following comment to WBC:

- Members welcomed the proposals, however they are concerned at the impact that the proposed changes would have on the small businesses in Cheap Street.
- It was suggested that WBDC explore the option to abandon the junction into Cheap Street and use the money to improve the Burger King Roundabout.

9. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

Resolved that the observations recorded at Appendix 2 to these minutes be submitted to the planning authority.

10. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

11. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence (New) – 1 Bridge Street, Newbury**

Applicant: Mr Adrian Peter Wiley

No objection

12. APPEAL DECISIONS

The information was received and noted by the Committee.

13. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

There was nothing to discuss at this moment in time.

14. NEWBURY TOWN PLAN

The CEO, Hugh Peacocke gave a brief update on the progress made.

The next meeting of the Town Plan Steering Group is to be held on the 22nd June 2017.

15. KEY PERFORMANCE INDICATORS

The CEO, Hugh Peacocke gave a brief explanation regarding the Key Indicators.

It was agreed that the following item be added to the list for this Committee:

- Planning comments made at meetings of the Committee should be submitted to West Berkshire Council within two working days of the meeting being held.

16. WEST BERKSHIRE MINERALS AND WASTE LOCAL PLAN PREFERRED OPTIONS CONSULTATION

It was noted that the consultation runs until 30 June and agreed that the matter be deferred until the next meeting and that the CEO contact West Berkshire Council to request an officer attend to discuss any issues that might impact Newbury issues.

17. ROAD NAMING – LAND AT PLENTY, HAMBRIDGE ROAD – SNN

Members considered the proposed names and found that none of them were suitable. Plenty's has been on this site for many years and so Members felt they should be recognised when naming this development

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Julian Swift-Hook

RESOLVED: That the name Plenty Close be considered for the new road.

18. SANDLEFORD PARK WORKING GROUP – UPDATE

The CEO wrote to the case officer and was informed that the deadline for planning applications ref: 15/02300/OUTMAJ & 16/00106/OUTMAJ is now 9th November 2017. The deadline for 16/03309/OUTMAJ has now been extended until 31 August 2017.

19. PEDESTRIAN EXPERIENCE WORKING GROUP

Members received an update from Councillor Jo Day, Chairperson of the Pedestrian Experience Working Group. The Chairperson thanked Cllr Jo Day for all the work her and the PEWG had done.

It was agreed that a couple of small amendments be made to the proposed leaflet.

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Julian Swift-Hook

RESOLVED: That the Planning and Highways Committee approves the recommendation from the Pedestrian Experience Working Group for an awareness campaign for users of mobility scooters and cyclists in the Town Centre.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 9.30PM.

CHAIRPERSON

**PLANNING AND HIGHWAYS COMMITTEE MEETING
31 MAY 2017
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

| RUNNING ORDER | RESOLUTION | APPLICATION NUMBER | LOCATION AND APPLICANT | PROPOSAL |
|----------------------|--|--------------------------------|---|---|
| 1 | No objection | 17/01271/HOUSE | 36 Burchell, Road, Newbury for Gillian Watson | Side extension |
| 2 | No objection | 17/01027/FULD | Land North Of Ham Mill Cottage, London Road, Newbury for Millwaters Trust | Single dwelling and associated works |
| 3 | No objection | 17/01192/HOUSE | 360 London Road, Newbury for Mrs Anne Barber | Erection of a detached single storey timber framed garden annexe, which will be ancillary to the main dwelling the garden room will contain a small kitchenette/lounge, bedroom and shower room |
| 4 | No objection | 17/01149/HOUSE | 12 Cary Close, Newbury for Mr Peel | New garage roof |
| 5 | No objection | 17/01150/HOUSE | 11 Cary Close, Newbury for Mr Austen | Rebuild garage |
| 6 | No objection/comment: subject to the Highways Officer being happy with the requested Parking Plan | 17/01006/HOUSE | 64 Kingsbridge Road, Newbury for Mr & Mrs Lewis | Rear two storey extension to provide additional bedroom and ground floor utility area |
| 7 | Objection/comment: Members were concerned that the construction of a wall in this open plan area would destroy the ambience of the area and would change the street scene; out of keeping. It was further noted that this was a retrospective application, which the Committee is against. | 17/00846/HOUSE | 19 Conifer Crest, Newbury for Mr Clothier | Build brick wall along the front border of the property approximately 19 meters in length. The wall will be made up of a 600mm tall double brick width wall, 1.8 metre pillars approx. 3 metres apart and infilled with close board fencing |
| 8 | No objection | 17/01215/HOUSE | 54 Valley Road, Newbury for Mr & Mrs Seward | Alterations to existing roof, a new porch and new car port to the side of the dwelling |
| 9 | No objection | 17/01300/HOUSE | Stoneleigh, Badgers Ridge Newbury for Mr Andrew Dixon | 1.5 storey annexe extension to existing garage |
| 10 | No objection | 17/01129/HOUSE | 16 Pond Close, Newbury for Mr Gubbings | New single storey porch to front elevation |
| 11 | No objection in principle but felt the neighbours should discuss further concerning possible overlooking and the mature trees on the edge of the site. | 17/01339/OUTD | Land Adjacent To 4 Croft Lane, Newbury for Tim Burton | Erection of a single dwelling: All matters reserved |

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| 12 | No objection | 17/01232/FULD | Land Adjacent To 13 St Nicholas Road Newbury for Bullfinch Homes Ltd | Construction of two detached 3 bedroom houses together with 4 parking spaces and associated cycle storage and refuse storage |
| 13 | Objection/comment: Members were concerned at the impact the traffic might have on Water Lane which is already heavily used; overdevelopment – 157 too many dwellings for this area; concern at lack of a pedestrian crossing at the western side / Greenham Road | 17/01096/OUTMAJ | Land To The North Of Pinchington Lane Greenham Thatcham for Rivar Ltd | Hybrid application seeking: 1) Full planning permission for the change of use of land to public open space and wildlife area. 2) Outline planning permission for 157 dwellings with related roads, parking areas, footpaths and landscaping. Matters to be considered: Access and Layout |
| 14 | No objection | 17/01146/HOUSE | 97 Enborne Road, Newbury for Caroline and Tony Benitez | Single storey side extension and porch |
| 15 | No objection | 17/01100/HOUSE | Rosewood, Tydehams, Newbury for Mr & Mrs S Haydn-Jones | Timber frame and clad garden play house with terrace |
| 16 | No objection | 17/00906/FUL | M4 Design Company Ltd, Pound Court, Pound Street, Newbury for Bangladeshi Welfare Centre | Change of use from class use B1 to mixed D1/D2 non residential institution/ assembly and leisure |
| 17 | Support | 17/01208/FULD | 10 Hampton Road, Newbury for City Arts Newbury | Refurbishment of the old Methodist Chapel/Mission Hall to be used as an art gallery/workshop, community orientated art hub and addition of first floor flat. Change of use from storage. |
| 18 | No objection | 17/01254/HOUSE | Island Cottage, West Mills, Newbury for Karen Sawffield | Two storey rear extension. Install roof lights above bedroom 3 and over existing staircase to side elevation |
| 19 | No Comment as this is a Newbury Town Council application | 17/01162/LBC2 | St Nicolas House, West Mills, Newbury For Newbury Town Council | Install a 340 mm x 220 mm Blue Plaque to note St Nicholas House as a site of interest for Newbury history as the home of the Slocock family until 1847 and headquarters of the West Mills Brewery until 1920. |
| 20 | Objection/comment: the developer did not honour the agreement regarding colour of materials made with Mr Gilbert whose property backs onto the site | 17/01219/COMIND | Car Park Land at B S T Fitness, Park Way Newbury, for Rotterdam Properties Ltd | Section 73A - Variation of conditions (2) plans, (3) materials, (4) floor levels,(6) dust, (9) remediation, (12) odour and noise, (13) acoustic fence, (16) landscaping, (18) arboriculture method statement, (19) tree works, (20) tree protection, (23) construction method statement, (24) visibility splays, (25) accesses', (26) motorcycle parking spaces, (27) cycle parking and storage, (28) surfacing, (29) travel plan and (30) flood risk of approved application 15/03332/COMIND |
| 21 | No objection | 17/01267/ADV | Newbury Baptist Church, Moreton Hall, Cheap Street, Newbury for Newbury Baptist Church | Wall sign attached to brick wall |

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| 22 | No objection | 17/01328/HOUSE | 9 Denmark Road, Newbury for Jeffery Herbert | Detached single garage |
| 23 | No objection | 17/01332/FULD | 154 Bartholomew Street, Newbury for Hart Street Properties | Change Of use of first floor, second and third floor from office (B1) to residential use (C3) to form 2 x 2 Bed and 1x1 bed apartments |
| 24 | Objection/comment: insufficient information regarding parking | 17/01392/FULD | 55 - 56 Cheap Street & 7, 9, 15 Kings Road Newbury for Mrs Erica McClenaghan | Convert 55 - 56 Cheap Street to 2 x 2 bed flats, 7 Kings Road to a 2 bed flat, 9 Kings Road to a 2 bed flat and 15 Kings Road to a 1 bed flat |
| 25 | Objection/comment: Members feel that this is just a delay tactic on the part of the developer, who should comply with the condition, as part of the original permission | 17/01172/FULEXT | Northcroft House and Avon Bank House, West Street, Newbury for Churchill Retirement Living | Section 73a: Variation of Condition 13: Footway to allow safe access and egress for first 20 occupants prior to completion of work, of approval application 16/02470/FULEXT – Demolition and redevelopment to form 59 sheltered apartments for the elderly including communal facilities (category II type accommodation), access, car parking and landscaping. |
| 26 | No objection/comment: illuminated signs should be during business hours only | 17/01111/LBC2 | 42 Northbrook Street, Newbury for Specsavers Optical Superstore | Replacement fascia and projecting signage to front elevation and decoration of the shop |
| 27 | No objection | 17/01119/ADV | Unit C, Hambridge Road, Newbury for Wolseley UK | 1 no. Goods inwards no illuminated pan sign to north elevation. 7no. non illuminated pan sign to east elevation. 2 no. non illuminated pan signs and 1 no. double sided non illuminated projecting sign to south elevation |
| 28 | No objection | 17/01124/HOUSE | 19 Pyle Hill, Newbury, for Mr & Mrs Middlemiss | Two storey side extension, single storey rear extension, extension to front porch, pool plant house and proposed garden and studio |
| 29 | No objection | 17/00158/COMIND | Land South Of Newbury College Monks Lane Newbury for West Berkshire Council | Construction of a new 1 F E single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a new permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school |

APPLICATION FOR PRIOR APPROVAL

| RUNNING ORDER | RESOLUTION | APPLICATION NUMBER | LOCATION AND APPLICANT | PROPOSAL |
|---------------|------------|---------------------------------|---|---|
| 1 | No comment | 17/01229/PASSHE | 65 Conifer Crest, Newbury for Steve & Helen Maclean | Single storey rear extension: 6m from rear wall, 4m max. height and 3m eaves height |